PROVINCIAL LAND COMMISSION
PROVINCE OF BRITISH COLUMBIA
ANNUAL REPORT
YEAR ENDED MARCH 31, 1977

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PROVINCIAL LAND COMMISSION

PROVINCE OF BRITISH COLUMBIA

ANNUAL REPORT

year ended March 31, 1977

MINISTER OF ENVIRONMENT

VICTORIA B C

June 23, 1977

Colonel the Honourable Walter Stewart Owen, Q.C., L.L.D.
Lieutenant-Governor of the Province of British Columbia

May it Please Your Honour:

Herewith I beg respectfully to submit the Annual Report and Financial Statement of the Provincial Land Commission for the year ended March 31, 1977.

James A. Nielsen
Minister of the Environment

British Columbia
Land Commission

Telephone (604) 294-5211

4333 Ledger Avenue, Burnaby, B.C., V5G 3T3

June 23, 1977

Hon. James A. Nielsen
Minister of the Environment
Parliament Buildings
Victoria, B.C.

Dear Mr. Minister:

Pursuant to Section 18 of the Land Commission Act, I respectfully submit the annual report and financial statement of the Provincial Land Commission for the year ended March 31, 1977.

Yours truly,

G. G. Runka
Chairman

/kj

CONTENTS

1.0 INTRODUCTION - PURPOSE AND POLICY

2.0 COMMISSION AND STAFF

3.0 ADMINISTERING THE AGRICULTURAL LAND RESERVES
- 3.1 Agricultural Land Reserve Designations and Reviews
- 3.2 Applications Under the Land Commission Act
- 3.3 Infractions and Enforcement
- 3.4 Special Concerns
  - 3.4.1 Additional Dwellings for Non-Farm Use
  - 3.4.2 Subdivision of the Homesite from the Farm Unit
  - 3.4.3 Grazing Lands
  - 3.4.4 Development Along the Agricultural Land Reserve Boundaries
- 3.5 Sharing the Administrative Responsibility
  - 3.5.1 Regional Districts and Municipalities
  - 3.5.2 Provincial Government Ministries
  - 3.5.3 B.C. Federation of Agriculture
  - 3.5.4 Growth of New Groups and Their Support

4.0 COMMISSION LANDS AND LEASING
- 4.1 Purchases
- 4.2 Gifts
- 4.3 Transfers
- 4.4 Leasing Policy and Farm Property Management
- 4.5 Langley Farms

5.0 SPECIAL PROJECTS
- 5.1 Brief to the Commission of Enquiry on Assessment and Taxation
- 5.2 Green Zone Committee
- 5.3 Farmland Value Study
- 5.4 Encouragement of Regional and Community Planning
- 5.5 Major Resource Developments and the Protection of the ALR

6.0 FINANCIAL STATEMENT

7.0 PUBLISHED MATERIAL AND INFORMATION SOURCES

SCHEDULE I - Resume of types of Applications and Appeals under the Land Commission Act

SCHEDULE II - Statistical Summary of Applications

SCHEDULE III - Financial Statement

1.0 INTRODUCTION - PURPOSE AND POLICY

In this fourth annual report of the Provincial Land Commission, the emphasis will be on summarizing a year when objectives were clarified and policies reviewed and sharpened.

To the extent that the annual report of an independent Commission is an accounting to the Legislative Assembly of activities and expenditures that have been made towards an objective in the public good, it is appropriate to begin with a statement of that objective.

The objectives and powers of the Provincial Land Commission are set down in Section 7 of the Land Commission Act. The prime objective, as the Commission views it, is to preserve lands capable of food production for present and future agricultural use. The preservation of agricultural land is considered a long term commitment. As the Commission's work has evolved, the objectives in this regard have been interpreted along the following directions:

Agricultural land is defined on the basis of the physical capability of the land (soil/climate combination) to produce food, not on its present use or parcel size. Similarly, current market conditions are not used as a criteria because such considerations are extremely variable over the long term.

Preservation is interpreted in its broadest sense to include protection of the agricultural land base from encroachment of irreversible uses as well as protection of the agricultural infrastructure. Recognizing that the land base is but one aspect of a stable agricultural industry, the Commission views the *preservation* of the expertise of the farmer and the health of the farm community as an integral part of its prime objective.

Policies and procedures designed to achieve these objectives have been clarified, consolidated and expanded during the past year.

(i) Agricultural Land Reserve criteria have been re-affirmed and emphasis placed on improving the quality of the ALR boundary through review and incorporation of new or better information as it becomes available.

(ii) The key to preservation of the agricultural land base in the long term is to be found in retaining the options for agricultural use. To this end, the Commission regards certain resource uses, such as forestry, wildlife, waterfowl, recreation and park uses, provided they do not irreversibly alienate the land from future agricultural possibilities, as acceptable vehicles by which to safeguard food producing options for the future.

(iii) Decision making criteria for applications under the Land Commission Act have been developed consistent with the above two policies and the emphasis has been on applying these criteria as fairly as possible. (Section 3.2)

(iv) In keeping with our objective to give support to the farming communities, the Commission has adopted policies committed to advocating and encouraging development of government and other programs designed to create opportunities for B.C. farmers and to stabilize the B.C. agricultural industry. (Section 5)

(v) Commission-owned land and leasing policies have been reviewed and revised towards an emphasis on eventual ownership by lessees. (Section 4.0)

(vi) The Commission has re-affirmed the need for shared decision making and a close relationship with local governments, provincial ministries, farm organizations and the public. The problems related to agriculture

in B.C. are ever changing. In this regard, the Commission strives to maintain a spirit of co-operation and a capability to react to the dynamics of a rapidly changing industry and to the pressures upon its land base.

2.0 COMMISSION AND STAFF

The 1976-77 fiscal year saw a turn over in Commission appointments. The new Commission members, as appointed by Order-in-Council, 8th October 1976, include:

Allan Claridge, owner and operator of an orchard at Oyama for the past 24 years, was for a number of years on the executive of the B.C. Fruit Growers Association and a member of the Canadian Horticultural Council.

C. F. (Ted) Cornwall, Agrologist and member of the Appraisal Institute of Canada, spent 18 years with the Extension Branch of the B.C. Department of Agriculture. Previous to that, Mr. Cornwall travelled the province extensively with the Canadian Pacific Railway as an agricultural development and land settlement officer.

Raymond I. Kerr, owner and operator of the Harper Ranch of Kamloops, has been active on the executive of the Kamloops Exhibition Association and with the 4-H Beef Programme.

Sargit (Mac) Singh, Surrey vegetable grower, is a member of the B.C. Coast Vegetable Marketing Board and was appointed Vice-Chairman of the Commission January 20, 1977.

G. G. Runka, appointed Chairman of the Land Commission by Order-in-Council, July 5, 1975, continues in this capacity.

The number of supportive staff to the Commission has remained constant - at year end, a total of 21, including planners, technical researchers, administrative support and professional consultants. Staff turnover in 1976-77 was low, as has been the trend in past years. While the position of general manager remained vacant, Mr. Axel Kinnear was hired as acting-general manager with the task of formulating recommendations regarding the most desirable management structure for the Commission staff. Mr. Kinnear has a long history of service to the province with the former Department of Lands, Forests and Water Resources and more recently the Department of Agriculture.

3.0 ADMINISTERING THE AGRICULTURAL LAND RESERVES

3.1 Agricultural Land Reserve Designations and Reviews

The Agricultural Land Reserve for the last of the 28 regional districts was designated in 1976. The ALR for Mount Waddington Regional District encompasses approximately 4300 acres. As with the other 27 regional districts previously designated, the Mount Waddington ALR is based on the physical capability of the land to support agriculture. More specifically, the ALRs throughout the province include primarily Canada Land Inventory classes 1 through 4 lands that have not already been irreversibly altered by intensive development. Classes 5 and 6 lands are included in those parts of the province where history has shown forage and grazing lands to be essential to the particular type of agriculture in the region - namely, beef and dairy production - or where the impact of other uses on such lands would be detrimental to the pursuit of agriculture.

Fine tuning of the Agricultural Land Reserves is regarded by the Land Commission as an on-going process. Reviews are undertaken in response to specific problems as they come to light during application processing, or to concerns as expressed by local or regional governments - or their technical and advisory bodies - by farmers' institutes or by personnel of the Ministries of Agriculture or Environment.

These concerns most often relate to new information having been gathered or more detailed information - either soil survey, agricultural capability, or legal base mapping - becoming available. It is Commission policy to be responsive to these signals in order to continually improve the quality and fairness of the ALR boundary. As consistent with the original designations, procedures for ALR reviews involve input by local and regional governments and the public through information meetings and public hearings.

A number of reviews were conducted during the 1976-77 fiscal year. Except for individual applications for exclusion from the ALR under Section 9(2) of the Act, proposed adjustments to the ALR boundary, both inclusions and exclusions, must be forwarded to Cabinet for decision. The Land Commission acts in a recommending capacity only.

Access to new soil and agricultural capability information in the northern part of the province has resulted in a Land Commission recommendation to include within the ALR approximately 51,648 acres in the Punchaw area southwest of Prince George and a further 58,000 acres in the Stikine River Valley.

Availability of more detailed soil mapping has resulted in a recommendation to delete 8,116 acres of low capability land in the Powell River area and 1,612 acres on Quadra Island. As a first step in the review of the ALR within Cariboo Regional District where the original scale of mapping was not ideal, approximately 21,384 acres within electoral area F has been proposed for exclusion and 9,920 acres for inclusion. Review of the ALR on Denman and

Hornby Islands within Comox Strathcona Regional District reveals that the ALR as originally designated on Denman Island is essentially accurate and only minor boundary adjustments are required. Proposed changes on Hornby Island are extensive.

The availability of more detailed legal base mapping prompted extensive review of the ALR within East and Central Kootenay Regional Districts. In Central Kootenay the combination of small pockets of good agricultural land within narrow valleys, the extensive subdivision of land into small parcels and the lack of adequate base mapping, had posed a problem during the drawing up of the original ALR boundaries.

3.2 Applications Under the Land Commission Act

Related to the overall reviews of the Agricultural Land Reserves, are the individual applications under the Land Commission Act. As with any form of regulation or zoning, appeals against the restrictions are a reality and the Land Commission Act and Regulations provide for a number of avenues of application to be made to the Provincial Land Commission. A limited avenue of appeal to the Environment and Land Use Committee is possible under certain sections of the Act.

The various kinds of applications and the procedures involved therein are summarized in Schedule I. Statistical information regarding numbers of applications and records of decisions is provided in Schedule II. While this information is oriented towards the calendar year rather than the fiscal year, the figures are relevant in that they show a continued volume of all kinds of applications. In terms of applications for inclusion of land within the Agricultural Land Reserve, the number of applications received has remained at approximately the same level as last year. This

trend is also evident for local or regional government block appeals (Section 9(1) of the Act). It should be noted, however, that a number of both of these types of applications resulted from Land Commission initiative, as part of the continuing ALR review process.

The volume of applications received from individual property owners for exclusion of land from the ALR (Section 9(2) of the Act) has dropped noticeably from previous years. This trend is expected to continue as fine tuning progresses and the general quality of the ALR boundary is improved. It could be noted, however, that while the total number of applications has decreased, the complexity of individual applications has increased markedly. In previous years, many applications were fairly straight forward, while current applications tend to be much more complex, often involving a number of influencing factors and circumstances.

The number of applications to subdivide or use land within the Agricultural Land Reserve for a non-farm use (Sections 11(4) and B.C. Reg. 93/75 of the Act) has, as anticipated, continued to increase. Because of the increasing volume of these kinds of applications, a high percentage of staff time continues to be devoted to application research and processing.

3.3 Infractions and Enforcement

Procedures for dealing with infractions of the Land Commission Act and Regulations were formulated during the 1976-77 fiscal year. Some 20 cases of infractions were brought to the Commission's attention, most of which involved filling of agricultural land or addition of second dwellings - in particular, mobile homes. Instances of filling for non-

agricultural purposes were most common adjacent to the urban areas, mainly in the Lower Mainland and on parts of Vancouver Island. The problem of illegal second dwellings often arose in those areas of the province having no zoning or building regulations.

The Land Commission has no specific vehicle for policing activities within the ALR and is dependent upon local and provincial government officials or concerned members of the public to bring instances of possible infractions of the regulations to our attention. Liaison with provincial and federal agencies has improved in this regard and a number of cases have been brought to our attention at an early stage - in some instances, even before the actual infraction has occurred. Where an individual is also in contravention of local bylaws, the Land Commission and the municipality or regional district may pursue a joint course of action. Initially, the Commission issues a directive to the property owner to refrain from continuing the illegal activity until necessary approvals have been granted. If the property owner shows no willingness to comply with the Commission's directive, formal proceedings may be commenced.

In the long term, the Commission feels that the adoption of community and regional plans and supporting bylaws by regional districts and municipalities will help to alleviate the problem of infractions within the Agricultural Land Reserves.

3.4 Special Concerns

A number of concerns related to administering the Agricultural Land Reserve received specific study during the 1976-77 fiscal year.

3.4.1 Additional Dwellings for Non-Farm Use

Over the past year, there was a substantial increase in the number of requests to establish more than one dwelling on a land registry parcel. Many of these requests were for mobile homes, often to provide for other family members. Although applications came from all parts of the province, the greater percentage originated within Central Fraser Valley Regional District.

Recognizing that there was an administrative problem in handling these types of applications, the Commission attempted to establish a clear cut procedure that would provide the necessary information required for consistent decision making. As a general rule, the Commission is not in favour of allowing second dwellings, as they often lead to future requests for subdivision and tend to encourage residential intrusion into agricultural areas. There are exceptions, however, where the Commission recognizes a second dwelling may be justified. Often, if a mobile home is allowed as the additional dwelling, certain conditions are attached to the approval, such as a time limit, no permanent foundation, or approval being specific to a named family member.

3.4.2 Subdivision of the Homesite from the Farm Unit

As construction of a second dwelling on a parcel can often lead to future application for subdivision, the Commission has found the reverse is also true. Requests for subdivision are often made in order to accommodate existing or proposed residential dwellings. Of special concern are those requests by retiring farmers who wish to retain the family homesite, but sell the balance of the farm. This

has been a particularly complex problem. On the one hand, from a preservation of agricultural land point of view, the Commission discourages the creation of small, essentially residential lots in agricultural areas because of the cumulative effects of such lots over time. On the other hand, the Commission appreciates the position of the retiring farmer.

Because of this, we have continued to offer, to the retiring farmer in particular, an alternative to permanent subdivision - namely, a registered leasehold arrangement whereby the parcel that is created to accommodate the family homesite is temporary in nature. To date, a number have taken advantage of the leasehold alternative and some have registered leasehold interests in parcels of land defined by explanatory plan. Lease terms range from 10 years to life interest.

The Commission is aware of the reluctance on the part of some land owners to consider a leasehold over fee simple interest in land and is continuing to explore other alternatives that might be made available to a retiring farmer. Work is also being done with other agencies to streamline the registered leasehold procedure.

3.4.3 Grazing Lands

During the original Agricultural Land Reserve designations, Commission policy evolved to include key grassland spring and fall ranges within the Agricultural Land Reserve. The policy was followed in all regional districts except Okanagan-Similkameen and North Okanagan. The basis for inclusions consistent with the rest of the province have subsequently been drawn up for these two regional districts, and

were submitted for Environment and Land Use Committee (ELUC) consideration during the early part of the 1976-77 fiscal year.

The Commission's present concerns regarding grazing lands are with the approximately 11,000,000 acres of forested range that are not currently protected by provincial agricultural zoning. The key to the integrity of ranching throughout the interior is the preservation of balanced units comprising winter forage producing lands, spring and fall grazing lands, and summer ranges, and the partnership between deeded land and Crown land under lease or permit. While the forested range is often an integral part of ranching units, it also needs to be utilized in a co-ordinated manner with several other users, such as recreation, forestry and wildlife.

The Commission has embarked upon discussions with the Environment and Land Use Committee of Cabinet regarding the formulation of policy guidelines for the development of a forested rangeland use strategy that will protect the grazing land resource and provide an assured forage supply for ranching in the long term.

3.4.4 Development Along the Agricultural Land Reserve Boundaries

The Commission has received an increasing number of applications to subdivide along the ALR boundary in order to facilitate development of lands just outside the ALR. While the Commission encourages the use of lower capability lands for residential and industrial development, it is also concerned

about the proliferation of urban-type activities immediately adjacent to agricultural areas. Where such developments have proceeded, the Commission has usually been faced with requests for services through the Agricultural Land Reserve to the new developments outside the boundary. Such services as improved and new roads, sub-stations and power lines, and schools and other community facilities, while necessary to new developments, can be disruptive to farm activities on adjacent ALR lands. In all cases, the Commission attempts to assure the minimum negative effect upon the farmer but, given the many physical, social and economic constraints, this is often difficult to achieve.

The Commission feels strongly that the preservation of land capable of food production demands an overall approach to land use and resource planning, to ensure balanced and orderly development throughout the province. To this end, the Commission continues to encourage the adoption of regional development policies, community plans, and regulatory bylaws that take into account agricultural considerations and are consistent with the intent of the Agricultural Land Reserves.

3.5 Sharing the Administrative Responsibility

Because the Land Commission intentionally retains only a small staff, it relies heavily upon other agencies, within and outside government, for information and assistance in administering the Land Commission Act and Regulations. The Commission views this as a positive aspect that helps to avoid duplication of effort and promotes co-operation among the various agencies that deal with agricultural land in British Columbia.

3.5.1 Regional Districts and Municipalities

The concept of shared decision-making is central to the operation of the Provincial Land Commission. Local government input was an important part of the ALR designation process. Through the application procedures, municipalities, regional districts and their advisory planning groups continue to lend valuable assistance. Most applications are submitted to the appropriate regional district office before being forwarded to the Commission for consideration. This ensures that decisions rendered by the Commission have the benefit of up-to-date information and are not made in isolation from local government regulations and concerns.

3.5.2 Provincial Government Ministries

During the past year, the Commission has had many occasions to appreciate the co-operation and assistance of a number of agencies within various provincial ministries. The Environment and Land Use Committee Secretariat continues to provide valuable assistance in the preparation and presentation of applications under the Land Commission Act that are forwarded for Cabinet consideration. The Resource Analysis Branch of the Ministry of the Environment and the Soils and Property Management Branches of the Ministry of Agriculture have been especially co-operative in the area of providing technical data required for Commission decision making.

When data requirements involve inventory mapping for the purposes of ALR reviews, procedures have been established whereby the Resource Analysis

Branch will carry out such mapping at the Commission's request. When Commission concerns relate more to specific properties, usually as subjects of individual applications under the Land Commission Act, referral is made to Soils Branch, Ministry of Agriculture to provide on-site agricultural capability information.

The on-site inspection function carried out by Property Management Branch on the Commission's behalf differs from that of the Soils Branch in that requests usually relate to agricultural concerns of a more general nature. In this regard Property Management Branch acts as an information collection agency in consultation with Ministry of Agriculture staff. In addition, Property Management Branch shares a large part of the Commission's administrative responsibilities related to purchase of agricultural properties and leasing management and sale of Commission owned lands.

The Commission also maintains a liaison with other provincial agencies, such as the Ministry of Highways and B.C. Hydro on issues related to servicing through and within the ALRs, Land Management Branch of the Ministry of the Environment in regard to administration of Crown lands within the Reserve, and the Ministry of Housing and Municipal Affairs on the co-ordination of housing and agricultural land preservation policies.

In all its dealings with other agencies, the Commission is concerned that a spirt of co-operation be maintained and that the lines of communication be kept open. Towards this end, the Commission sponsored a number

of information seminars throughout the year. Five one-day seminars were held in various regions of the province for the purpose of familiarizing regional district and municipal staffs with Land Commission policies and procedures. Representatives from the Ministry of Highways and Land Registry Offices also participated in these seminars. During a one-day staff seminar, referral procedures between the Land Commission and Soils and Property Management Branches of the Ministry of Agriculture were formulated and clarified.

3.5.3 B.C. Federation of Agriculture

The B.C. Federation of Agriculture has been most supportive of the Land Commission's work during the past year, and the system of *regional advisory committees* established in 1975 has continued to function exceptionally well. There were many instances during the year when the Commission sought the advice of these committees, particularly on questions of impact of proposed subdivision or non-farm uses of land adjacent to existing agricultural operations in their respective regions.

Four one-day seminars that were conducted by the Land Commission specifically for these advisory committees during 1976-77 proved particularly worthwhile, both for advisory committee members, who gained an understanding of the policies and concerns of the Land Commission, and for the Commission themselves, who were made more aware of the many and complex problems faced by those at the producing end of agriculture.

In addition to the contact afforded through the advisory committees, the Land Commission has had a number of meetings with the executive of the Federation on a series of broader policy issues, including the problem of subdivision of the home and homesite by retiring farmers, assessment and taxation of farmland, protection of the grazing land resource, impact of railway abandonment, and impact of specific non-farm uses adjacent to existing agricultural operations. The Commission regards this kind of interchange with the food producers as essential to the long-term success of agriculture policy in British Columbia.

3.5.4 Growth of New Groups and Their Support

The Land Commission has been particularly encouraged over the past year by the continuing growth of public support in favour of preserving agricultural land in British Columbia. This increased public awareness and participation has shown itself through the activities of a number of established groups and organizations. The Commission has welcomed this growth of public interest as an opportunity to establish and maintain two way communication with concerned groups and citizens. While initial contact was often related to a specific issue of controversy, continuing contact is being maintained on an informal basis on the broader issue of agricultural land preservation. In all instances, the Commission has found this interchange with citizen groups and individuals extremely valuable.

4.0 COMMISSION LANDS AND LEASING

The Commission's first purchase of land was made January, 1974, and with the acquisition of the Munro Ranch during 1976-77, the Commission now holds in its own name 24 properties. In addition to these, the Commission is responsible for the administration of 22 agricultural properties purchased between 1969 and 1972 under the Greenbelt Protection Fund Act.

During 1976-77, the Land Commission sought clarification and guidance from the Minister of the Environment and the Environment and Land Use Committee on the use of land acquisition as a means of achieving Land Commission objectives. The ELUC indicated that acquisition proposals would continue to be considered on an individual basis where the Commission felt land purchase to be in the public interest as part of the farmland preservation program.

4.1 Purchases

Although agreed upon in the previous year, purchase of the Munro Ranch at Newgate in the East Kootenays was effected during the 1976-77 fiscal year. Acquisition of the 236 acre Fairview Farm from Art Munro and his mother was made as part of a program to preserve ranching in the Newgate area that has been seriously curtailed by loss of spring and fall range to the Libby reservoir. The Munro Ranch has been included in the co-ordinated resource management plan for the Newgate range unit, and ARDA funds have been made available for a range improvement program.

4.2 Gifts

The Commission was pleased to act as agent for the Crown in accepting a gift of 10 acres of waterfront property on Bowen Island from Mr. and Mrs. Einar Neilson. This property, which has been leased back to the Neilsons for a life-term, will remain a nature reserve in perpetuity, with controlled public access and waterfowl habitat management.

4.3 Transfers

Approximately 60 parcels of surplus Ministry of Highways lands, totalling 1002 acres, were transferred to the Land Commission during the 1976-77 fiscal year. Most of these parcels, which vary in size from 5 to over 100 acres, lie along Highways 99, 17 and 401 and are all within the Agricultural Land Reserve. Each parcel has been advertised and leased for use to adjacent farmers wherever possible.

4.4 Leasing Policy and Farm Property Management

With the assistance of Property Management Branch, Ministry of Agriculture, the Commission has developed a leasing policy with respect to Commission owned lands. The leasing policy emphasizes long term security, with lessee ownership of improvements and eventual land purchase wherever possible.

Lessee selection, as well as rent collection and day to day administration, is carried out by Property Management Branch on the Commission's behalf. Interviews of prospective lessees are conducted before a panel of Property Management Branch representatives and members of the B.C. Federation of Agriculture. Thus far, the Commission has favoured long term career leases of 20 years with options for renewal.

The Commission has been encouraged by the degree of farmer commitment to the lease properties in terms of the number of improvements that have been carried out. For example, a water storage dugout was constructed on the 104 acre Mitchell property in Saanich, an equipment storage shed was built on the Langley Farms, and a bunker silo and loose housing unit on the Embree property in Delta. A major land clearing project was carried out on a 90 acre former Ministry of Highways property in Matsqui.

During the year, the Commission itself concluded capital improvement works on four properties. Drainage systems were installed on the Dawnex and Henry properties, two hay shelters were constructed on the 748 acre Gifford Ranch near Prince George; and a dairy barn and milking barn facility was added to the DeClark farm in Ladysmith.

In an attempt to bring to the administration of all Crown and Crown agency agricultural lands a common long term leasing policy, the Commission held discussions with the B.C. Harbours Board regarding 4000 acres of agricultural lands within the Municipality of Delta. These lands were purchased by the Harbours Board as backup lands to the Roberts Bank port development and are presently leased to farmers on a short term basis.

Policies regarding future disposition of Commission owned lands were adopted during 1976-77 year. Wherever possible, the lessee will be given the opportunity to enter into an option to purchase agreement with the Commission. In general terms, it is planned that the option to purchase may be exercised by the lessee between the end of the third and tenth lease years. The price to be paid for the improvements is established when the option agreement is drawn and the price to be paid for the land will be determined by a fair appraisal of market value at the time the option is exercised.

4.5 Langley Farms

Considerable progress has been made in the planning of the 2000 acre block of land owned by the Land Commission in the northern part of Langley Municipality. Information collected for the area, including the preparation of a resource folio, was largely completed by the end of 1975. During 1976, the Commission prepared several alternative schemes for development, and discussed these with Langley Council and with the community at a public information meeting held in the area. Following initial input from the elected officials and the public, the Commission prepared specific land use and farm unit plans, which were presented at a second public meeting. The individual farm units that were finally agreed upon were turned over to Property Management Branch, who has assumed management responsibilities for advertising and leasing. By the end of the fiscal year, tenants had been selected for 8 of the 22 farm units.

The Commission's next step in the implementation of its plan for the Langley properties is to carry out a resurveying project for the entire block of land. This will involve new subdivision plans to create 30 units from the existing 120 parcels.

While the emphasis has been to re-establish agriculture within this area,the Commission is also concerned that compatible uses are adequately provided for. There are within the properties several ravines and areas of rough topography. Objectives for these areas include conservation of treed portions for wildlife habitat purposes and development of a trail system.

In the implementation of its plan for the Langley properties, the Commission is aiming towards a revitalization of commercial agriculture based on sound land management practices and security of tenure, along with the introduction of secondary uses where such uses can be incorporated into the landscape without creating conflicts with farm activities.

5.0 SPECIAL PROJECTS

Legislation and subsequent regulatory zoning is only one aspect of preserving agricultural land in B.C. The land resource, while extremely important, is only part of the team. Other partners are the food producers and the farm community infrastructure. The Commission feels strongly that, as well as preserving the agricultural land resource, we must also work to preserve the expertise of the farmer and protect the sense of identity, self confidence and vitality of the farm community, if we are to be successful in the long term.

Towards this end the Commission became involved in a number of special projects in 1976-77 fiscal year. Some of these projects emerged as a result of local government or farmer organizations' specific concerns. In these instances, the Commission's role was often that of generator of technical information, co-ordinator, or liaison with other provincial ministries. Some projects were initiated by the Commission itself, usually related to broader issues as they affect agricultural land generally throughout the province. Now that the initial task of establishing Agricultural

Land Reserves throughout the province is virtually complete, the Commission sees this special project function increasing as a means of encouraging and working towards a stable positive environment for agriculture in B.C. in the long term.

5.1 Brief to the Commission of Enquiry on Assessment and Taxation

Questions concerning assessment and taxation of lands within the ALRs have frequently been raised by regional district board members and individuals appealing for relief under the various sections of the Land Commission Act. While factors related to land values, land taxation, or personal hardship brought about by taxation, are not criteria for land Commission decision making the Commission has nevertheless become increasingly concerned that property taxation policy and agricultural land preservation policy all too often work at odds with each other, where they should, or could, be working together to preserve food producing options. The Commission therefore welcomed the opportunity to submit a brief to the McMath Commission of Enquiry on property assessment and taxation.

The central message of the Land Commission brief to the McMath Enquiry was that the tax system should convey the same message as the Agricultural Land Reserve zoning. When the Commission of Enquiry was terminated and a preliminary report made to government in July, 1976, the Commission did not feel the Enquiry recommendations dealt adequately with the need to tie land classification and taxation specifically to the ALRs. The Commission remains concerned about the taxation question and has since forwarded a second brief to the Minister of the Environment for the attention of the inter-governmental committee on property assessment and taxation reform.

5.2 Green Zone Committee

The Land Commission, as well as a number of other groups and individuals involved in agriculture, has viewed with concern the increasing restrictions imposed by municipal and regional bylaws on livestock operations, in an effort to improve their compatibility with neighbouring urban uses. In January 1977, the B.C. Ministry of Agriculture appointed the Green Zone Committee, composed of 5 agricultural specialists from the Ministry and one staff member from the B.C. Land Commission. The Committee's task was to develop a position paper on agricultural zoning relative to the handling of animal wastes. It investigated the causes of apparent urban/agriculture conflicts and submitted recommendations aimed at reducing these conflicts, while preserving the opportunity for a wide range of agricultural enterprises within the ALR.

The Township of Chilliwhack, where a number of these kinds of problems exist, has agreed to test the feasibility of the Committee's recommendations in a one year pilot project related to amending zoning bylaws affecting swine operations within the township. Once tested and modified, it is hoped that a set of regulations incorporating the Green Zone Committee's *minimum distance separation* formula can be implemented through the zoning bylaws of all the lower mainland municipalities. The formula approach, as recommended by the Committee, would afford protection from nuisance to urban dwellers, while at the same time protect the livestock farmer from encroaching uses and allow him flexibility for reasonable expansion.

5.3 Farmland Value Study

At the request of the B.C. Ministry of Agriculture and the B.C. Federation of Agriculture, the Land Commission made

available staff time to participate in an investigation of changes in farmland values through the period 1972 to 1975. A pilot study of farmland values in the Lower Mainland Agricultural Reporting Region was undertaken to determine *to what extent.....the implementation of farm income assurance programs have contributed to escalation of the market value of farmland in B.C.* Although some interesting data was assembled, no conclusive evidence was found to indicate that farm income assurance programs had a significant effect upon demand for or price of farmland.

5.4 Encouragement of Regional and Community Planning

One of the early developments following the implementation of a farmland preservation policy in B.C. was the realization by local and regional governments that they could no longer look upon agricultural lands as a never ending reservoir for urban and industrial development purposes. Since that time, a number of communities have been faced with the necessity of redirecting their planning towards the use of non-farm lands as areas for future expansion. The Commission encourages this process and in the past year has initiated and assisted wherever possible the formulation of community and regional plans that are compatible with farmland preservation objectives.

Township of Chilliwhack

The occasion of the Chilliwhack block appeal for exclusion of 1720 acres from the ALR sparked some positive developments in planning for growth in that township. While recommending rejection of the application, the Land Commission was instrumental in obtaining the services of other provincial ministries in conducting urban suitability, feasibility and long term cost analysis studies on hillside development as an alternative to further encroachment upon high capability agricultural lands. This study is only now commencing and will likely carry over to the next fiscal year.

Coldstream

The Middleton Mountain study was a direct outgrowth of a block appeal for exclusion of lands in the Coldstream area from the ALR. While the Commission sympathized with the application for exclusion, it was concerned that any lands excluded for development should be used to best advantage. The ensuing study carried out by the Regional District of North Okanagan at the Land Commission's request included considerations of land use, urban suitability, visual analysis, and current regional and community plans. Recommendations were related to specific kinds of developments, access and servicing. In recommending approval of the application, the Commission urged that the Ministry of Municipal Affairs and Housing work with the District of Coldstream in the implementation of the study, with a view to efficient use of the excluded areas for housing, while employing densities acceptable to the residents of Coldstream.

A number of other regional districts have also initiated community planning programs or amended zoning bylaws to conform with the intent of the Agricultural Land Reserves.

5.5 Major Resource Developments and the Protection of the ALR

Over the past several years it has become apparent that the public expects the Land Commission to take an active role in protecting the agricultural community and the agricultural land resource from the adverse effects of major resource developments. The Commission is meeting this responsibility through a close involvement with federal and provincial agencies and has emphasized co-ordination and co-operation among the various resource interests. Major resource developments, e.g. hydro electric projects, mines etc. can have traumatic effects on agriculture and the effects can

often be found at some considerable distance from the actual development. Where agriculture seems to be threatened, the Commission researches and investigates, often with the help of the ELUC Secretariat, and seeks to form a position from which it can best advocate for agriculture. The following are some examples of work on major resource development plans carried out during the past year:

- the *South East coal development* and the likely effects on the agricultural land resource of the Elk River Valley
- The *North East coal development* and the impact on agriculture in the Sukunka River Valley and on Chetwynd and Dawson Creek as related to the agricultural land resource and the agricultural community
- the *Hat Creek coal development* proposal by B.C. Hydro and the impact on the grazing land resource and on the arable land resource
- B.C. Hydro electric proposals in the Peace River Valley where some 18,000 acres of high capability agricultural land could be affected

With a very small staff, there are severe limitations to the amount of study the Commission can carry out on these major resource developments. Commission involvement with the ELUC Secretariat, B.C. Hydro, and the provincial and federal ministries is essential to our ability to act as spokesmen for the agricultural community on these major issues.

6.0 FINANCIAL STATEMENT

The Land Commission Act requires that the Commission submit annually to the Lieutenant-Governor in Council a financial statement showing the business of the Commission for the fiscal year. The statement of expenditure for the year ending 31 March 1977 is included as Schedule III.

7.0 PUBLISHED MATERIAL AND INFORMATION SOURCES

The Land Commission's major project in the area of published material in the past year was the completion of the Spallumcheen Study, begun in 1975. The study is a visual management analysis that was carried out by a consulting landscape architect on behalf of the B.C. Land Commission and the Municipality of Spallumcheen. The study was undertaken as a pilot project and it is hoped that the working model that has been developed for Spallumcheen will assist other local and regional governments throughout the province in their planning around the Agricultural Land Reserve.

Spallumcheen - The Visual Environment is available from the Queen's Printer, Victoria, B.C. V8V 1X4, at a price of $10.00

Past publications of the B.C. Land Commission and other available material relevant to the work of the Land Commission include the following:

Canada Land Inventory Agriculture (Capability maps available by map number from Map Production Division, Ministry of the Environment, Parliament Buildings, Victoria, B.C. V8V 1X4)

Methodology - Land Capability for Agriculture (BCLI) (available from Librarian, Research Analysis Branch, Ministry of the Environment, Parliament Buildings, Victoria, B.C. V8V 1X4)

Agriculture Land Capability in British Columbia (Statistical) (available from Librarian, Research Analysis Branch, Ministry of the Environment, Victoria B.C. V8V 1X4)

Agricultural Land Reserve Plans (available by map numbers for each regional district from Map Production Division, Ministry of the Environment, address as above or from appropriate regional district office)

Application Forms Under the Land Commission Act (available from appropriate regional district offices)

B.C. Land Commission brochure *Keeping the Options Open* (available from B.C. Land Commission, 4333 Ledger Avenue, Burnaby, B.C. V5G 3T3)

Open Space - An Inventory of Opportunities (available from Information and Education Branch, Ministry of Recreation and Conservation, 512 - 514 Fort Street, Victoria, B.C.)

SCHEDULE I

Resume of Types of Applications and

Appeals Under the Land Commission Act

BRIEF RESUME OF TYPES OF APPLICATIONS UNDER THE LAND COMMISSION ACT

Section 9(1) Applications - direct *government to government* Applications for Exclusion

Under this section the Land Commission, a regional district, or a municipality may make direct application to the Lieutenant-Governor in Council for exclusion of private or Crown lands from an Agricultural Land Reserve, or the Lieutenant-Governor in Council may initiate such action on his own. As part of the standard operating procedure the Commission reviews the application and formulates a recommendation which is subsequently reviewed by the Environment and Land Use Committee. Final decision is made by Cabinet as a Cabinet Order-in-Council.

Section 9(2) Applications - Applications from an Individual to the Land Commission for Exclusion

Under this section an individual land owner may apply to the Land Commission for exclusion of his property from an Agricultural Land Reserve. Preliminary processing of these applications is done by the appropriate regional district, followed by further processing and a hearing by the Commission. The final decision on these applications is made by the Commission, without reference to the Lieutenant-Governor in Council or the ELUC. However, there is a limited appeal avenue under Section 9(7).

Section 9(7) Appeals - Appeals by an Individual to the ELUC on Land Commission Decision

Under this section a person who is dissatisfied with the decision of the Commission under Section 9(2) of the Act may file a *notice of appeal* to the ELUC only if he has obtained:

i) a copy of a resolution of the regional district or municipality authorizing him to appeal, and

ii) a certificate of leave to appeal, signed and dated by two members of the Land Commission.

This appeal requires a formal hearing and the final decision is made by the ELUC.

Section 11(4) Applications - Applications for Exmption for Use or Subdivision Within an ALR

Under this section a person or agency may apply to the Land Commission for permission to subdivide land or to use a parcel of land within an ALR for purposes other than those allowed outright by the Act or the Regulations. The land remains in the ALR and the Commission may impose whatever terms and conditions it considers advisable and the decision of the Commission is final. There is no appeal, except on a question of law or excess of jurisdiction, in which case it is by way of the Supreme Court under the provisions of the Summary Convictions Act.

Inclusions

Under Sections 33 and 37 of B.C. Regulation 494/74, any individual owner may apply to the Land Commission, via the regional district, to have his land included in any ALR. Alternatively, a municipality, a regional district, or the Commission may apply to the Lieutenant-Governor in Council to have additional lands designed as ALR, whether or not they own those lands. If the lands are not owned by the agency applying, a public hearing must be held with proper notification being sent to the property owners. The Commission reviews the application and formulates a recommendation which is subsequently reviewed by the ELUC on behalf of the Lieutenant-Governor in Council. Cabinet makes the final decision by Order-in-Council and, if approved, the Land Commission designates the lands as, or part of, an ALR.

Applications Pursuant to the Subdivision and Land Use Regulations

Under the subdivision and land use regulations, certain kinds of very limited subdivision and land uses may be allowed by local government without any reference to the Commission. In addition another category of subdivision and a number of *conditional uses* may be applied for directly to the Commission. When application for the conditional use is received by the Commission, the Commission consults with the regional district or municipality so that they might present their views prior to the decision being made by the Commission.

Direct Orders or Resolutions of the Commission

It is possible for the Land Commission to deal directly, by a specific order or resolution, with certain other situations requiring land use or subdivision approval without the necessity for a formal application. Very infrequent use is made of this power as it pertains only to unusual circumstances involving extreme emergency or hardship on those cases where the necessity for a formal application is questionable. In all cases the Commission attempts to contact the local government to determine their position on the matter.

SCHEDULE II

STATISTICAL SUMMARY

OF APPLICATIONS

April 1, 1977

SCHEDULE II - A

ACRES INCLUDED & EXCLUDED

FROM THE

AGRICULTURAL LAND RESERVE

BY YEAR

TYPE OF APPLICATION	1974	1975	1976	1977 (to Apr 1)	TOTAL
Inclusions	0	14,981	1,277	14	16,272
9(2)	937	2,941	2,304	1,354	7,536
9(1) Exclusions	530	4,392	3,395	1,735	10,052
9(7)	0	405	121	8	534
Total Acreage Excluded	1,467	7,738	5,820	3,097	18,122

Total A.L.R. acreage at designation:		11,661,600
Included since designation:	+	16,272
Excluded by 9(2);	-	7,536
Excluded by 9(1):	-	10,052
Excluded by 9(7):	-	534
PRESENT A.L.R. ACREAGE		11,659,750

ACRES INCLUDED AND EXCLUDED FROM THE ALR BY REGIONAL DISTRICT BY YEAR

SCHEDULE II - B

REGIONAL DISTRICT	ACREAGE AT DESIGNATION	ACRES INCLUDED					ACRES EXCLUDED BY 9(1)					ACRES EXCLUDED BY 9(2)					ACREAGE EXCLUDED BY 9(7)					CURRENT ALR ACREAGE
		1974	1975	1976	1977	total	1974	1975	1976	1977	total	1974	1975	1976	1977	total	1974	1975	1976	1977	total	April 1, 197
Alberni Clayoquot	19,600																					19,600
Bulkley Nechako	735,100							10	110		120		52			52						734,928
Capital	48,400		30	37		67		890		103	903	11	340	70	17	438						47,126
Cariboo	2,286,000							197		303	500		167	108		275						2,285,225
Central Coast	11,000													50		50						10,950
Central Fraser Valley	136,700						357		252	750	1,359	78	134	3		215						135,126
Central Kootenay	176,700							36	100		136	6	31	55	66	158						176,406
Central Okanagan	81,700			4		4							280	58	44	382						81,322
Columbia Shuswap	166,500		30			30		511	382		893	40	489	347	338	1,214						164,423
Comox Strathcona	108,000			1,060		1,060			1,460		1,460	271	295	457		1,023						106,197
Cowichan Valley	54,300			5		5		186		380	566	96	172	143		411						53,706
Okanagan Similkameen	58,700		42			42	150	60	3		213	22	12	27		61						58,468
East Kootenay	673,100												235	155	418	808						672,292
Fraser Cheam	90,800								16		16		9	13	37	59				8	8	90,717
Fraser Fort George	863,600		8,816			8,816																372,416
Greater Vancouver	80,400								365		365	61	29	7	160	257						79,778
Kitimat Stikine	168,500		5,120			5,120			298		298		78			78						163,244
Kootenay Boundary	136,000							85			85		18	29		47		394			394	135,474
Mount Waddington	4,300																					4,300
Nanaimo	52,000		51	123	14	188							171	61	28	260			111		111	51,817
North Okanagan	173,600			25		25	8	165		199	372	87	245	30	82	444						172,809
Okanagan Similkameen	213,600						15		25		40	175	34	32	89	330		11			11	213,219
Peace River Liard	3,702,500																					3,702,500
Powell River	34,900												48	4	4	56						34,844
Skeena Queen Charlotte	108,400													52		52						108,348
Squamish Lillooet	67,000							31	384		415		5	119		124						66,461
Sunshine Coast	15,500											90	19		48	157			10		10	15,333
Thompson Nicola	1,404,700		892	22		915		2,311			2,311		78	484	23	585						1,402,719
TOTALS	11,661,600		14,981	1,277	14	16,272	530	4,392	3,395	1,735	10,052	937	2,941	2,304	1,354	7,536		405	121	8	534	11,659,750

SCHEDULE II - B

TOTAL NUMBER OF INCLUSION APPLICATIONS RECEIVED AS OF APRIL 1, 1977
(BY REGIONAL DISTRICT)

SCHEDULE II - C

REGIONAL DISTRICT:	1974	1975	1976	1977	TOTAL
ALBERNI-CLAYOQUOT					
BULKLEY-NECHAKO		3	5	1	9
CAPITAL		3		1	4
CARIBOO			1		1
CENTRAL COAST			1		1
CENTRAL FRASER VALLEY			1		1
CENTRAL KOOTENAY					
CENTRAL OKANAGAN		1	1		2
COLUMBIA SHUSWAP	3	1			4
COMOX-STRATHCONA		1	3	1	5
COWICHAN VALLEY		1	2		3
DEWDNEY ALOUETTE	3	1			4
EAST KOOTENAY					
FRASER-CHEAM					
FRASER-FORT GEORGE		5	1		6
GREATER VANCOUVER	1	1	1		3
KITIMAT-STIKINE		1	1	1	3
KOOTENAY-BOUNDARY			1		1
MOUNT WADDINGTON					
NANAIMO	1	6		2	9
NORTH OKANAGAN			1		1
OKANAGAN-SIMILKAMEEN			1		1
PEACE RIVER-LIARD					
POWELL RIVER					
SKEENA-QUEEN CHARLOTTE					
SQUAMISH-LILLOOET					
SUNSHINE COAST					
THOMPSON-NICOLA	2	3			5
TOTAL	10	27	20	6	63

SCHEDULE II - D

TOTAL NUMBER OF 8(1) APPLICATIONS RECEIVED AS OF APRIL 1, 1977
(BY REGIONAL DISTRICT)

REGIONAL DISTRICT:	1974	1975	1976	1977	TOTAL
ALBERNI-CLAYOQUOT					
BULKLEY-NECHAKO		1	1	1	3
CAPITAL	1	2	1		4
CARIBOO		2	2		4
CENTRAL COAST					
CENTRAL FRASER VALLEY	2		4		6
CENTRAL KOOTENAY		4			4
CENTRAL OKANAGAN			1		1
COLUMBIA SHUSWAP		4	5	1	10
COMOX-STRATHCONA	1		3	1	5
COWICHAN VALLEY	1		3		4
DEWDNEY ALOUETTE	2		1		3
EAST KOOTENAY		2	1		3
FRASER-CHEAM		1	1	1	3
FRASER-FORT GEORGE					
GREATER VANCOUVER		1	1		2
KITIMAT-STIKINE			1		1
KOOTENAY-BOUNDARY		1			1
MOUNT WADDINGTON					
NANAIMO					
NORTH OKANAGAN	1	3	1		5
OKANAGAN-SIMILKAMEEN	2	1			3
PEACE RIVER-LIARD		1			1
POWELL RIVER				1	1
SKEENA-QUEEN CHARLOTTE		1			1
SQUAMISH-LILLOOET		2			2
SUNSHINE COAST				2	2
THOMPSON-NICOLA		2		1	3
TOTAL	10	28	26	8	72

NUMBER OF 9(2) APPLICATIONS RECEIVED AS OF APRIL 1, 1977
(BY REGIONAL DISTRICT)

SCHEDULE II - E

REGIONAL DISTRICT:	1974	1975	1976	1977	TOTAL
ALBERNI-CLAYOQUOT	3	3			6
BULKLEY-NECHAKO		17	2		19
CAPITAL	12	23	20	9	64
CARIBOO		19	15	5	39
CENTRAL COAST		2	1		3
CENTRAL FRASER VALLEY	49	27	10	5	91
CENTRAL KOOTENAY	9	29	15	1	54
CENTRAL OKANAGAN	30	60	19	4	113
COLUMBIA SHUSWAP	19	31	37	6	93
COMOX-STRATHCONA	39	41	25	2	107
COWICHAN VALLEY	47	39	23	5	114
DEWDNEY ALOUETTE	6	13	4		23
EAST KOOTENAY		14	29	6	49
FRASER-CHEAM	1	14	8	2	25
FRASER-FORT GEORGE	7	8	2	2	19
GREATER VANCOUVER	7	19	8		34
KITIMAT-STIKINE		6	2		8
KOOTENAY-BOUNDARY	1	10	3	1	15
MOUNT WADDINGTON					
NANAIMO	20	24	17	8	69
NORTH OKANAGAN	35	20	15	5	75
OKANAGAN-SIMILKAMEEN	48	15	6	7	76
PEACE RIVER-LIARD	2	4	2	1	9
POWELL RIVER		4	4		8
SKEENA-QUEEN CHARLOTTE			2		2
SQUAMISH-LILLOOET	3	5	4		12
SUNSHINE COAST	12	6	3		21
THOMPSON-NICOLA	10	10	18	7	45
TOTAL	360	463	294	76	1,193

APPLICATIONS FOR EXEMPTION FOR USE/SUBDIVISION WITHIN THE ALR
(April 1, 1977)

SCHEDULE II - F

REGIONAL DISTRICT	SECTION 11(4)					REGULATIONS 93/75					ORDERS				
	1974	1975	1976	1977	TOTAL	1974	1975	1976	1977	TOTAL	1974	1975	1976	1977	TOTAL
Alberni Clayoquot	3	13	11		27	13	6	4		23	4	2	2		8
Bulkley Nechako		52	57	25	134	5	13	14	4	36		6	5		11
Capital	5	33	24	5	67	3	13	11	3	30	12	15	16	2	45
Cariboo		56	69	13	138	10	31	41	15	97		34	14	3	51
Central Coast		4	7	3	14		6	4		10	1	2	1		5
Central Fraser Valley	38	92	100	38	268	1	12	19	11	43	28	21	50	9	108
Central Kootenay	6	74	94	16	190	19	25	21	7	72	4	17	10	2	33
Central Okanagan	16	37	45	4	102	3	13	17	2	35	10	18	11	3	42
Columbia Shuswap	5	112	102	16	235	6	10	21	3	40	6	18	15	3	42
Comox Strathcona	6	31	33	7	77	17	8	16	3	44	10	20	12	5	47
Cowichan Valley	5	38	28	7	78	9	8	9	7	33	11	15	14	3	43
Dewdney Alouette	6	14	16	1	37	2	7	6	2	17	10	9	5	3	27
East Kootenay		29	56	19	104	13	19	9	2	43		8	4	2	14
Fraser Cheam	2	34	51	13	100	10	5	5	2	22	11	9	6	4	30
Fraser-Fort George	8	21	21	1	51	4	10	5	4	23	9	18	13	4	44
Greater Vancouver	5	13	31	4	53	7	12	9	4	32	11	12	12	1	36
Kitimat Stikine		19	12	1	32	2	3	7	1	13	3	2	1	1	4
Kootenay Boundary	6	36	41	1	84	6	16	13	3	38		20	18	3	44
Mount Waddington						2	2			4	7				
Nanaimo	6	32	35	9	82	16	8	14	4	42		18	8		33
North Okanagan	45	39	55	23	162	2	19	35	9	65	36	27	22	3	88
Okanagan Similkameen	55	47	69	14	185	3	11	16	6	36	11	18	31	4	64
Peace River-Liard	10	47	82	24	163	10	37	22	6	75	8	5	9	2	24
Powell River		16	16	3	35	1		4		5		4	5	3	12
Skeena-Queen Charlotte		2			2		1			1		1			1
Squamish-Lillooet	1	2	4	2	9	5	6			11	4	1	1	1	7
Sunshine Coast	4	9	8		21	3	2	4		9	6	14	10	2	32
Thompson Nicola	15	34	51	11	111	12	22	22	10	66	12	18	11	6	47
Total	247	936	1,118	260	2,561	184	325	348	108	965	214	352	306	70	942

SCHEDULE III

FINANCIAL STATEMENT

SCHEDULE III

PROVINCIAL LAND COMMISSION

STATEMENT OF EXPENDITURES

For the Year Ended 31 March 1977

	CAPITAL PURPOSES	ADMINISTRATIVE PURPOSES	TOTAL
Land and Improvements	$ 160,365	-	$ 160,365
Professional and Special Services	496	99,492	99,988
Salaries	-	314,417	314,417
Programme Expenditures	263,498	-	263,498
Travel	-	56,846	56,846
Commission Members' Fees	-	66,937	66,937
Office Supplies	-	23,924	23,924
Materials, Supplies, Utilities & Taxes	11,660	1,029	12,689
Rentals	8,476	911	9,387
Advertising and Publications	-	8,577	8,577
Grants	-	34,950	34,950
TOTALS	$ 444,495	607,083	$ 1,051,578

(Prepared without Audit)

NOTES

The Provincial Land Commission is responsible for administering properties which are registered in its name, and certain greenbelt agricultural properties and Ministry of Highways lands which are registered in the name of the Government of the Province of British Columbia.

During the year ended March 31, 1977, the Commission collected revenue from its administered properties in the amount of $310,805 which was transferred to the consolidated revenue account of the Government of the Province of British Columbia.

Approved on behalf of the Commission.

Chairman

Commissioner